

the building to substantially the condition in which it existed prior to such fire or other casualty within a reasonable time thereafter, in which event the rent shall abate until completion of the repairs.

E. The Lessor shall not lease the leased premises to any third party for any term beginning after March 1, 1992 without first negotiating with the Lessee in good faith for an extension or renewal of this lease upon mutually satisfactory provisions.

F. If, during the term of this lease or any extension thereof, the Lessor shall receive a bona fide offer from a third party for the sale of the leased premises which it is willing to accept, the Lessor shall, before accepting that offer, notify the Lessee of the offer, and all terms and provisions thereof, and extend to the Lessee the right to purchase the leased premises upon the same terms and provisions contained in the offer. The Lessee shall have the same period of time after receipt of that notice to inform the Lessor of its decision as extended by the third party to the Lessor for acceptance of its offer. If the Lessee shall accept the offer, the leased premises shall be conveyed to the Lessee upon the terms and provisions of the offer, but, if the Lessee shall not accept the offer, the Lessor shall be entitled to accept the offer of the third party.

G. Upon expiration or termination of the term of this lease or any extension thereof, the Lessee shall deliver the leased premises to the Lessor in as good condition as they were at the beginning of occupancy under this lease by the Lessee, except for reasonable wear and tear, loss by fire or other casualty, and matters for which the Lessor is responsible.

H. The Lessee shall indemnify and save harmless the Lessor from and against any personal injuries to any person or damage to any property caused by any acts, omissions, or neglects of Lessee, Lessee's agents, employees or invitees on or about the premises, except those resulting from the Lessor's failure or refusal to comply with its obligations for maintenance and repair provided in this lease.

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